



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
APRIL 7, 2016
1:30P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:31 p.m. Commissioner Madrid present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Desai
Commissioner Brannon
Commissioner Perez
Commissioner Madrid
Commissioner Ardivino

COMMISSIONERS ABSENT:

Commissioner Bustamante
Commissioner Landeros
Commissioner Livingston

AGENDA

Commissioner Perez read the rules into the record. Carlos Gallinar, Deputy Director for Planning & Inspections, noted that there were no changes to the agenda.

He announced that Michael McElroy and Art Rubio will be leaving the department and that this will be their last CPC meeting. He acknowledged their contributions to our department and to the city. He thanked them both for their service.

Mr. Gallinar noted that we have a full board and introduced Commissioner Tony Benitez. He stated that in the next couple of meetings he will submit the recommendation for The Plan El Paso items which the commission requested staff to work on. We can now work to form a subcommittee of the City Plan Commission to work on those items.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

II. CONSENT AGENDA

THERE WERE NO ITEMS UNDER THE CONSENT AGENDA.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination:

1. **SUSU16-00008:** The Village at Cimarron Unit Two – A portion of vacated Resler Drive Right-of-Way, Tract 1B1, Nellie D. Mundy Survey 242, and Tracts 61D and 62E, W.H. Glenn Survey 241, City of El Paso, El Paso County, Texas
- Location: North of Paseo Del Norte and East of Resler Dr.
- Existing Zoning: C-3/c
- Property Owner: Paseo Resler Developments, LLC
- Representative: CSA Design Group Inc.
- District: 1
- Staff Contact: Joaquin Rodriguez, (915) 212-1608,
 rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant is proposing to subdivide 28.3 acres of vacant land in the City's Northwest Plan Area. This proposed subdivision lies within the Amended Ranchos Las Lomas Land Study, approved by this body September 18, 2003, and has been reviewed for compliance with that land study and with the subdivision ordinance that was in effect at the time of approval of the land study. In accordance with the former code, the applicant is seeking approval of a number of modified cross sections. Staff recommends approval of the modification request and approval of The Village of Cimarron Unit 2 on a major combination basis.

Adrian Ontiveros with CSA Design Group concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Perez, and unanimously carried to **APPROVE SUSU16-00008.**

Motion passed.

2. **SUSU16-00009:** Tierra Del Este Unit 73 – A portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas
Location: East of John Hayes and South of Pebble Hills
Existing Zoning: Vacant
Property Owner: Ranchos Real XV, LLC
Representative: Conde, Inc.
District: ETJ
Staff Contact: Armida Martinez, (915) 212-1605, martinezar@elpasotexas.gov

Armida Martinez, Planner, gave a presentation and noted that the applicant proposes to subdivide 52.766 acres. Access to the subdivision is from Pebble Hills Boulevard and John Hayes Street. This subdivision is being reviewed under the current subdivision code. The applicant is requesting an exception to allow a block face/length to exceed the maximum allowable length of 1000' for Block 458. This property is part of the Development Plan approved with the Development Agreement for Tierra Del Este III Phase V by City Council on March 8, 2016. The applicant has submitted annexation and rezoning applications. Staff recommends approval of the exception request and approval of Tierra Del Este Unit 73 on a major combination basis subject to conditions and comments stated on the staff report.

Conrad Conde with Conde, Inc., concurred with staff's comments.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE SUSU16-00009**.

Motion passed.

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PUBLIC HEARING Resubdivision Preliminary:

3. **SUSU16-00010:** Tres Suenos Unit 12 - A replat of a portion of Rich Beem Boulevard, Tres Suenos Unit 9, and a portion of Section 27, Block 79, Township 2, Texas and Pacific Railways Survey, City of El Paso, El Paso County, Texas
Location: North of Montana and East of Rich Beem
Existing Zoning: P-R1/C-2 (Planned Residential/Commercial)
Property Owner: Tropicana Development Inc.
Representative: CEA Group
District: 5
Staff Contact: Alfredo Austin, (915) 212-1604, austina@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report. The applicant proposes to subdivide 17.10 acres of vacant land for 83 single family residential lots. Access to the subdivision is proposed from Rich Beem Boulevard and Drew Wiseman Street. This development is being reviewed under the former subdivision ordinance and reviewed for its compliance with the Tres Suenos Land Study. Staff recommends approval of the modification requests and approval of Tres Suenos Unit 12 on a resubdivision preliminary basis subject to conditions and staff comments stated on the staff report.

Jorge Azcarate with CEA Group concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Perez, and unanimously carried to **APPROVE SUSU16-00010**.

Motion passed.

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PUBLIC HEARING Resubdivision Combinaton:

4. **SUSU16-00011:** Eastridge Unit 4 Replat A – A Replat of Lot 1, Block S, Eastridge Unit Four, City of El Paso, El Paso County, Texas
- Location: South of Montwood & East of Yarbrough
- Existing Zoning: R-3
- Property Owners: Jacob & Donita Cope
- Representative: Conde, Inc.
- District: 7
- Staff Contact: Joaquin Rodriguez, (915) 212-1608,
- rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that there is a revised staff report for this request. The reason for this replat is to remove an existing built to line that was on the previous plat. All existing and proposed structures will meet the requirements of the existing zoning code at the time of recording of this plat. This resubdivision is being reviewed under the current subdivision ordinance and the applicant has not requested any modifications, exceptions or waivers. Staff received one call requesting information and one letter in support of this request. Staff recommends approval of Eastridge Unit 4 Replat A on a resubdivision combination.

Conrad Conde with Conde, Inc., concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Benitez, and unanimously carried to **APPROVE SUSU16-00011.**

Motion passed.

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PUBLIC HEARING Rezoning Applications:

5. **PZRZ16-00003:** A portion of Lot 8, Block 6, Hueco View Acres, an addition to the City of El Paso, El Paso County, Texas
- Location: 11400 and 11410 Edgemere Blvd.
- Zoning: G-MU (General Mixed Use)
- Request: From G-MU (General Mixed Use) to S-D (Special Development)
- Existing Use: Vacant
- Proposed Use: Apartments
- Property Owner: Ardent Quest Apartments LLC.
- Representative: SLI Engineering, Inc.
- District: 5
- Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that there is a revised staff report for this request. The property owner is requesting to rezone the subject property from G-MU (General Mixed Use) to S-D (Special Development) and a detailed site development plan review to permit the expansion of an existing apartment complex for the addition of a new building consisting of 36 new units. The proposed property will be used solely for residential purposes. Staff did not receive any letters or phone calls in support or opposition of the rezoning request.

Staff recommends approval of rezoning the subject property from G-MU (General Mixed Use) to S-D (Special Development).

Georges Halloul with SLI Engineering concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Perez, and unanimously carried to **APPROVE PZRZ16-00003**.

Motion passed.

PUBLIC HEARING Detailed Site Development Plan Application:

6. **PZDS16-00005:** Portion of Tract 2 and 3, Block 6, Christy Tract, City of El Paso, El Paso County, Texas
Location: East of Yarbrough and South of Valley View
Zoning: C-1/sc (Commercial/special contract)
Request: Detailed Site Development Plan Review
Existing Use: Vacant
Proposed Use: Apartments
Property Owner: MARFAM Enterprises, LTD
Representative: Design Alliance, LLC
District: 7
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Senior Planner, gave a presentation and noted that the detailed site development plan shows 24 apartment units totaling 20,376 square feet on a currently vacant 1.118 acre parcel. The development requires 48 parking spaces and proposes 46 parking spaces and 6 motorcycle parking spaces to substitute for the remaining 2 vehicular spaces as permitted by code. All ADA and bicycle parking requirements are being met. Access to the subject property is proposed from Valley View. Staff recommends approval of the detailed site development plan request.

Jeff Hoff with Design Alliance concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZDS16-00005**.

Motion passed.

PUBLIC HEARING Special Permit Applications:

7. **PZST16-00003:** Portion of Lot 6, Block 2, Rough Riders Subdivision, City of El Paso, El Paso County, Texas
Location: 1201 Zaragoza
Zoning: C-3/sc (Commercial/special contract)
Request: Infill Development / Side-Street Setback Reduction / Parking Reduction
Existing Use: Vacant

Proposed Use:	Retail
Property Owners:	Martin & Maria Beltran
Representative:	Joe Lozano
District:	7
Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Senior Planner, gave a presentation and noted that this request is for a special permit and detailed site plan approval for infill development to allow the construction of a 6,000 square foot retail shopping center. A reduction in side-street yard setback from the required 10' to 15' is requested. Twenty parking spaces are required and 19 are provided, a 5% parking reduction request. All ADA and bicycle parking requirements are being met. Access to the property is proposed from Zaragoza Road. Staff received one letter in opposition to the special permit request. Staff recommends approval of the request and acceptance of the detailed site development Plan.

Joe Lozano concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Perez, and unanimously carried to **APPROVE PZST16-00003.**

Motion passed.

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8.	PZST16-00004:	North 130 feet of Lot 27, Block 5, Stiles Gardens, City of El Paso, El Paso County, Texas
	Location:	409 Bucher
	Zoning:	A-2 (Apartments)
	Request:	Infill Development / Density Bonus / Setback Reduction / Parking Reduction
	Existing Use:	Triplex
	Proposed Use:	Apartments
	Property Owner:	Maria A. Chavez De Goytia
	Representative:	Derek L. Gavilanes (DLG Projects)
	District:	3
	Staff Contact:	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Senior Planner, gave a presentation and noted that there is a revised staff report for this item. The request is for a special permit and detailed site plan approval for infill development to allow the construction of an 8 unit apartment complex totaling 3,434 square feet. A reduction in side setback from the required 5' to 4' is requested. A parking study of the area suggests ample on-street parking is available throughout the day, to include peak hours on peak days. All ADA and bicycle parking requirements are being met. Access to the property is proposed from Bucher. Staff received one letter in opposition to the proposed special permit. Staff recommends approval of the request and acceptance of the detailed site development plan.

Derek Gavilanes with DLG Projects concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardovalo, seconded by Commissioner Desai, and unanimously carried to **APPROVE PZST16-00004.**

Motion passed.

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9. **PZST16-00007:** Lots 11 through 16, inclusive, Block 17, Supplemental Map No. 1 of East El Paso, an Addition to the City of El Paso, El Paso County, Texas
- Location: 2921 Alameda Ave.
- Zoning: C-4 (Commercial)
- Request: Infill Development / Zero Set-Backs & Parking Reduction
- Existing Use: Vacant
- Proposed Use: Retail
- Property Owner: E.P. Marcus Investments, L.P.
- Representative: SLI Engineering, Inc.
- District: 8
- Staff Contact: Adriana Martinez, (915) 212-1611, martinezad@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation and noted that there is a revised staff report for this request. The applicant is requesting a special permit and detailed site development plan review for an infill development to allow for a 34% parking reduction and rear and side setback reduction. The proposed use is for 10,000 square feet of commercial building. The proposed development requires a minimum of 33 parking spaces, and provides 22, including ADA accessible parking and bicycle spaces. Access to the property is proposed from Raynor Street. Staff did not receive any letters or phone calls in support or opposition of the rezoning request. Staff recommends approval of the special permit request and acceptance of the detailed site development plan.

Georges Halloul with SLI Engineering concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Benitez, and unanimously carried to **APPROVE PZST16-0007**.

Motion passed.

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PUBLIC HEARING Zoning Condition Release Application:

10. **PZCR16-00001:** A portion of Lot 3, Block 46, Sun Ridge Subdivision Unit 12, City of El Paso, El Paso County, Texas
- Location: 2110 Zaragoza Road
- Zoning: C-3/c/sc (Commercial/conditions/special contract)
- Request: To release all conditions imposed by Ordinance No. 8848 and Ordinance No. 15972
- Existing Use: Vacant
- Proposed Use: Motor vehicle repairs
- Property Owner: 2109 Investments, LLC
- Representative: Ray Mancera
- District: 5
- Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to release all conditions imposed on the property by Ordinance No. 8848, dated November 11, 1986 and Ordinance 15972, dated December 21, 2004. The conditions imposed by the rezoning special contract are no longer necessary or have been satisfied on existing commercially zoned

properties. The applicant is aware that not all of the C-3 uses are permitted on the C-1/sc (Commercial/special contract) portion of the property. Staff did not receive any communication in support or opposition to the special contract or the zoning condition release request. Staff recommends approval of the condition release request.

Ray Mancera concurred with staff's comments.

Commissioner Madrid asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE PZCR16-00001**.

Motion passed.

Other Business:

11. Discussion and action on the City Plan Commission minutes for:
March 24, 2016

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MARCH 24, 2016**.

Motion passed.

12. Planning Report:
Update on parking for boards and commissions

Carlos Gallinar, Deputy Director for Planning & Inspections, updated the commission on parking for board members/commissioners attending a city meeting.

NO ACTION WAS TAKEN.

ADJOURNMENT:

Motion made by Commissioner Ardivino, seconded by Commissioner Brannon, and unanimously carried to adjourn this meeting at 2:29 p.m.

Approved as to form:



Carlos Gallinar, Executive Secretary, City Plan Commission